

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

SUBJECT: Master Plan Amendment #04038 – Southside Initiative Community Plan (Council District 3)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

On November 19, 2004, Earl & Associates, P.C., on behalf of Cosmo Guido, submitted an application requesting a Master Plan Amendment to the Southside Initiative Community Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 29.5 acres located approximately 3,225 feet east of Roosevelt Avenue and SW Loop 410 on Chavaneaux Road from Agriculture land use to Urban Living land use.

The subject property is currently vacant. The applicant proposes to develop a multifamily community. The subject property is currently zoned Farm and Ranch (FR) and the applicant is seeking Urban Development (UD) zoning.

In determining whether Urban Living land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The area to the west of the subject property is the Villa Coronado Subdivision. Properties to the south and east are vacant. The applicant's proposed development includes the parcel to the east of the subject property. To the north of the property across Chavaneaux Road is a vacant parcel that abuts Loop 410.

Staff Analysis – The subject property is near an existing single-family subdivision and Loop 410. Urban Living land use is compatible with the adjacent land uses in the area. Additionally, the proposed use for the subject property supports the Southside Initiative Community Plan goals of supporting neighborhood-based housing and community needs, encouraging a diversity of housing types, and encouraging traditional neighborhood character in development.

Transportation Network:

- The subject property abuts E. Chavaneaux Road to the north. Access to Loop 410 from the property is available by traveling west along Chavaneaux Road to the

Roosevelt Road/Loop 410 interchange. The City's Major Thoroughfare Plan designates Roosevelt Road as a Super Arterial Type B (200' to 250' ROW), and Loop 410 as a Freeway (250' to 500' ROW). Chavaneaux Road is a collector.

Staff Analysis – No significant impact to transportation is expected based on ROW design recommendations from the Traffic Impact Analysis (TIA).

Community Facilities:

- The San Antonio Missions National Historic Park is located approximately 2,600 feet northeast of the subject property.

Staff Analysis – No impact to community facilities is expected.

Staff recommends approval of the Master Plan Amendment. The Planning Commission will hold a public hearing and consider the request on December 8, 2004.

BACKGROUND INFORMATION

The Southside Initiative community developed a community plan in 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The Community Plan was a partnership effort of the Southside Initiative Community Planning Team, Southside Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area is currently 80 square miles, includes over 8,069 people, and is bound by SW Loop 410 to the north, IH-35 to the west, IH-37 to the east, and extends south of the Medina River and Neal Road. The plan area is located in City Council Districts 3 and 4.

POLICY ANALYSIS

The May 3, 2001 Unified Development Code (Sections 35-105, 35-420 (h), and 35-421 (d) (3)) calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood or Community Plans adopted as a component of the Master Plan. Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning Commission.

FISCAL IMPACT

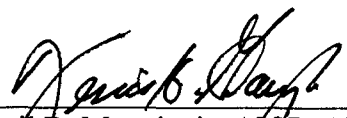
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.

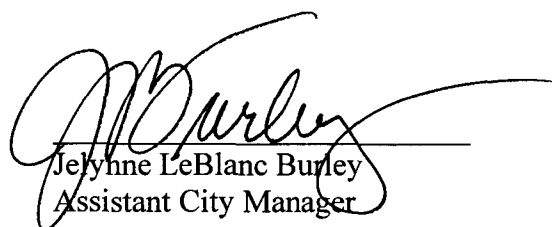
COORDINATION

All registered Neighborhood Associations within the Southside Initiative Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

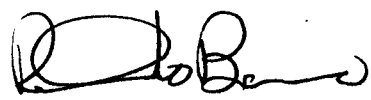
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission will consider the applicant's request for rezoning on December 7, 2004. The rezoning case will be considered by City Council on December 9, 2004 with the Plan Amendment.



Emil R. Moncivais, AICP, AIA
Director, Planning Department

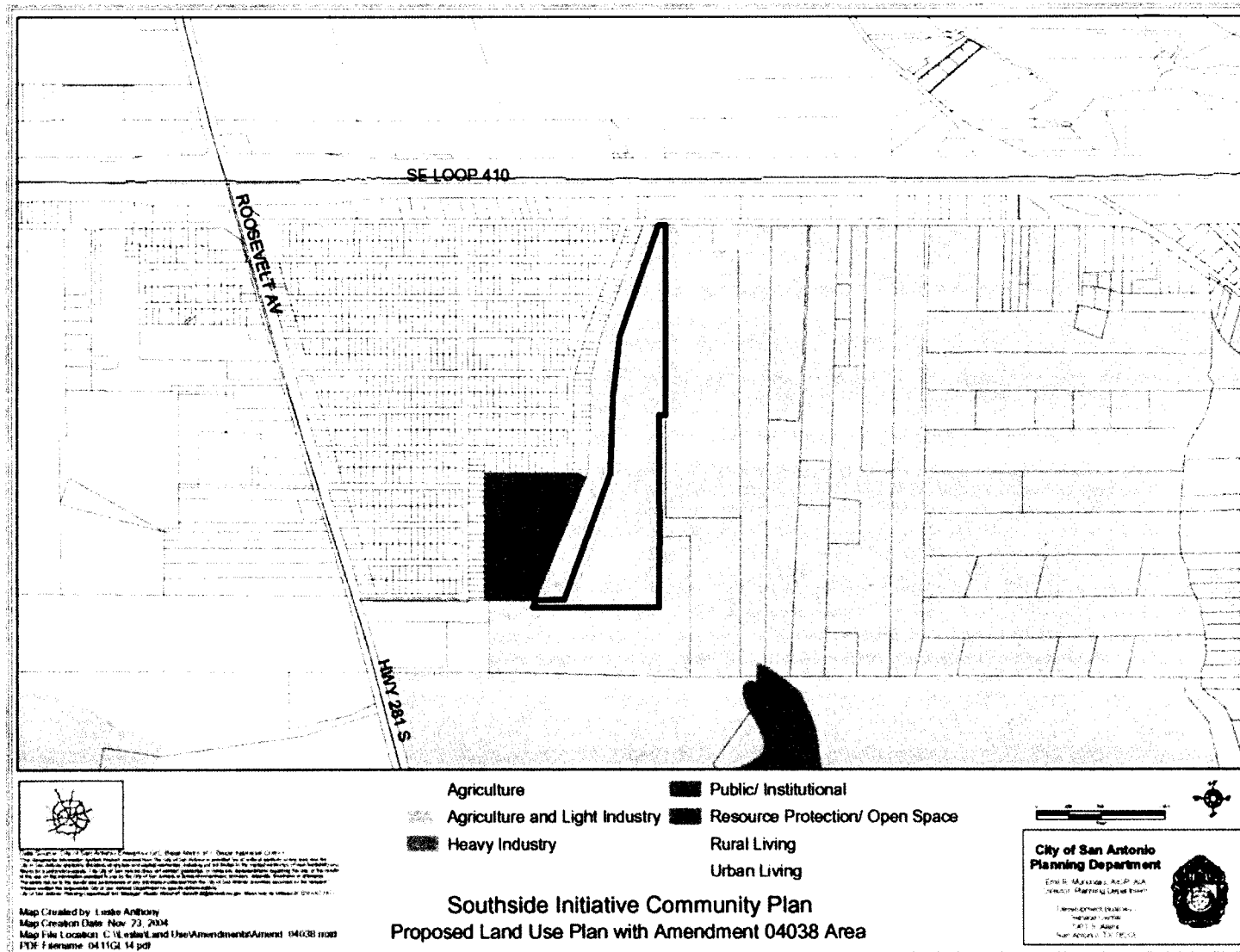
Jelyhne LeBlanc Burley
Assistant City Manager

Approved:



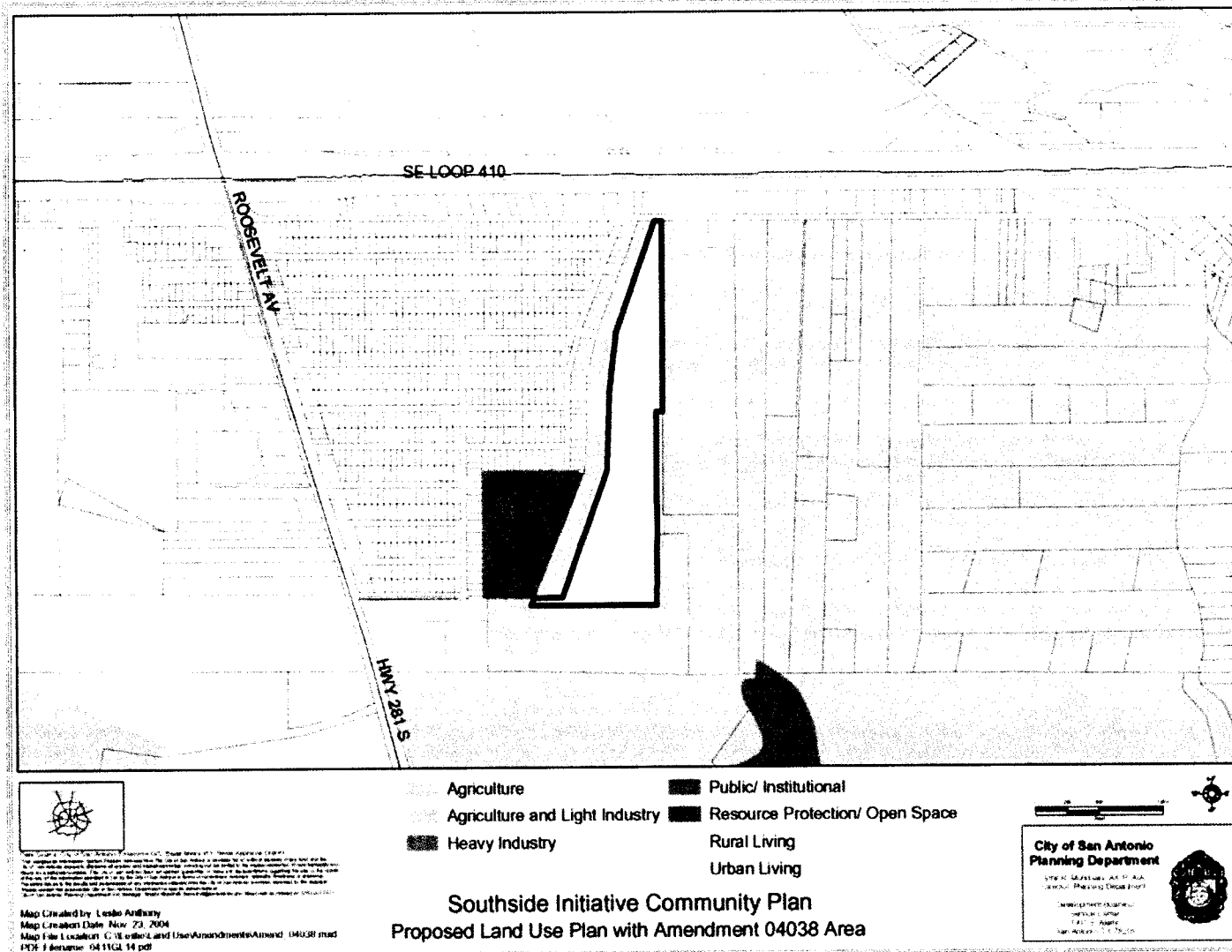
J. Rolando Bono
Interim City Manager

Attachment 1 **Southside Initiative Community Land Use Plan as adopted:**



Attachment 2

Southside Initiative Community Plan as amended:



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTHSIDE INITIATIVE COMMUNITY PLAN, KNOWN AS CITY SOUTH, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 29.5-ACRES LOCATED APPROXIMATELY 3,225 FEET EAST OF ROOSEVLET AVENUE AND SW LOOP 410 ON CHAVANEAUX ROAD MORE SPECIFCALLY DESCRIBED BY LEGAL DESCRIPTION NCB 11039 TR A .611 CB 4283 P-48 ABS 769 28.889 FROM AGRICULTURE LAND USE TO URBAN LIVING LAND USE.

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WHEREAS, the Southside Initiative Community Plan (City South) was adopted on June 26, 2003 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on December 8, 2004 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Southside Initiative Community Plan (City South), a component of the Master Plan of the City, is hereby amended by changing the use of approximately 29.5 acres located approximately 3,225 feet east of Roosevelt Avenue and SW Loop 410 on Chavaneaux Road more specifically described by legal description NCB 11039 TR A .611 CB 4283 P-48 ABS 769 28.889 from Agriculture land use to Urban Living land use. All portions of land mentioned are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on December 19, 2004.

PASSED AND APPROVED on this 9th day of December 2004.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Map of the Southside Initiative Community Plan area, showing the proposed land use plan with Amendment 04038. The map displays a grid of streets, including SE Loop 410 and Roosevelt Ave, and a large, irregularly shaped area outlined in black, representing the proposed land use plan. The map is color-coded to show different land use zones: Agriculture (light green), Agriculture and Light Industry (medium green), Heavy Industry (dark green), Public/Institutional (light blue), Resource Protection/Open Space (medium blue), Rural Living (dark blue), and Urban Living (light yellow). A legend at the bottom left explains the color coding. A scale bar at the bottom right indicates distances in feet (0, 200, 400, 600, 800, 1,000). The map is titled "Southside Initiative Community Plan" and "Proposed Land Use Plan with Amendment 04038 Area".

Map Legend:

- Agriculture
- Agriculture and Light Industry
- Heavy Industry
- Public/Institutional
- Resource Protection/ Open Space
- Rural Living
- Urban Living

Map Information:

Map Created by: Leslie Anthony
 Map Creation Date: Nov. 25, 2004
 Map File Location: C:\N\isidc and Use\Amendments\Amend_04038.mxd
 PDF Filename: 041901.14.pdf

Southside Initiative Community Plan
Proposed Land Use Plan with Amendment 04038 Area

City of San Antonio Planning Department
 Eric R. Monrovia, AICP, AIA
 Director, Planning Department
 Development & Business
 Service Center
 1401 E. Austin
 The Alamo Plaza

ATTACHMENT II Proposed Amendment:

